

# PROPERTY BACKGROUND:

Unique Purchase & Development Opportunity in Inglewood

## 1.0 The Development Opportunity and Property Location

### 1.1 Location of Property

Inglewood and Ramsay are rapidly transforming communities just to the east of Calgary’s downtown, each with significant amounts of private investment and upcoming public investment. The Property (see mapping below) is located close to the 9 Avenue SE Main Streets (see section on The City’s Main Streets program below) and is adjacent to the MAX Purple Bus Rapid Transit line and future proposed Inglewood Ramsay Green Line LRT Station. The Developer will have the opportunity to create a landmark at this location, providing a gateway into the Inglewood community.


The Property is located at addresses of 1204/1210/1212/1216 11 AV SE and is situated in the community of Inglewood located within 200 metres of the proposed Inglewood-Ramsay Green Line LRT Station. 11 Street SE and 12 Street SE are recognized in the draft Historic East Calgary Area Redevelopment Plan as a community gateway.




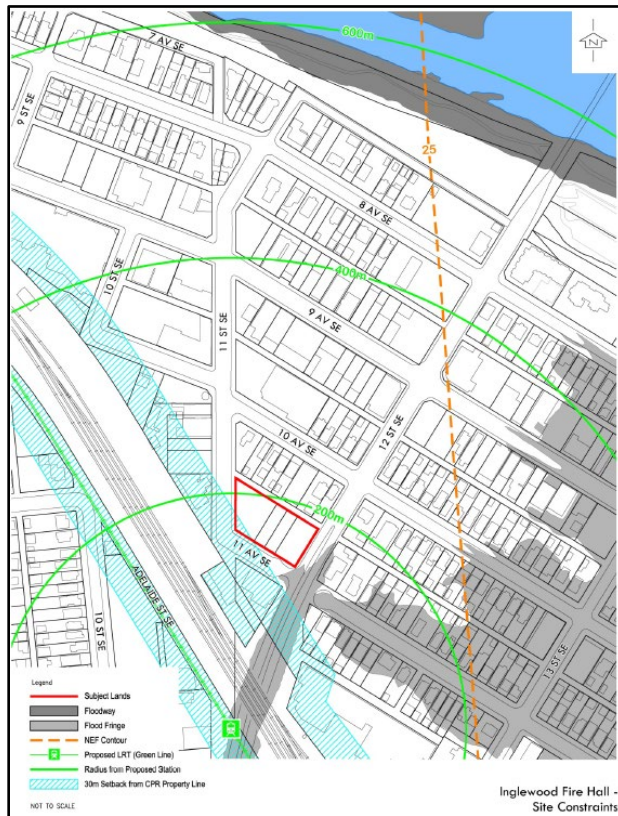
Property  
 $\pm 2,666.31 \text{ m}^2$  ( $\pm 28,699.80 \text{ ft}^2$ )
  City-Owned Land



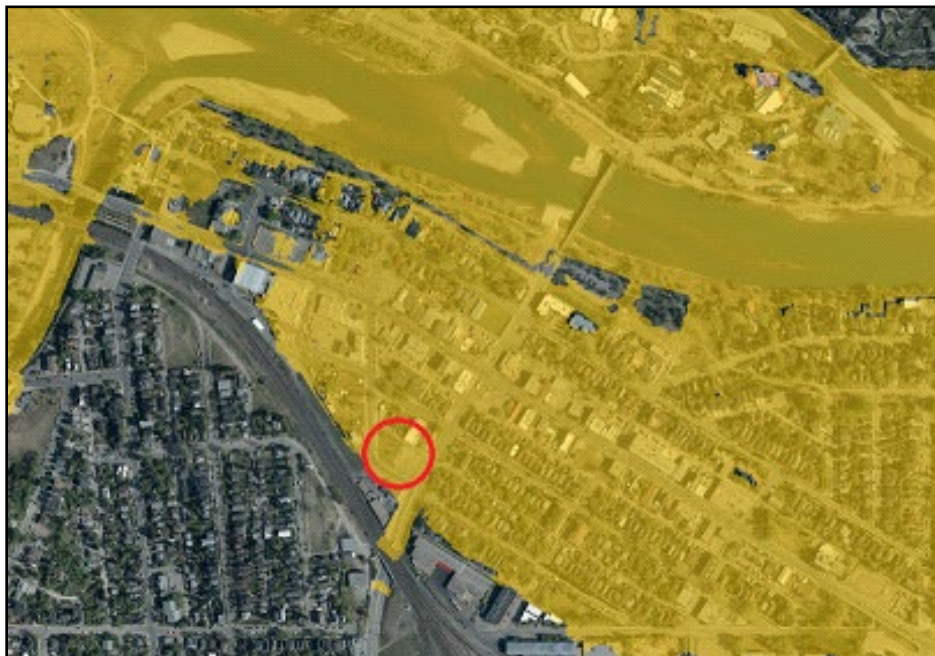
1204-1216 11 AV SE properties

 Property  
 $\pm 2,666.31 \text{ m}^2 (\pm 28,699.80 \text{ ft}^2)$

 City-Owned Land



The map above illustrates the 1:50 year flood fringe area in light grey, whereas the map below illustrates the 1:100 year flood fringe area in yellow.





## 2.0 Policy, Regulatory Context and Development Considerations

### Area Redevelopment Plan and Land Use

The current Inglewood Area Redevelopment Plan for the Inglewood Community was approved in 1993. The current land use for the Property is as follows:

**Land type:** mixed-use  
**Land use (current):** C-COR2 (Commercial Corridor 2) f2.8 h12  
**Property size:** comprising four titled parcels totaling 0.66 acres

Note that a new draft area redevelopment plan is being developed for approval by Council which is scheduled for 2020. Development Concepts for the Property should anticipate the future approval of and demonstrate alignment with the draft Historic East Calgary Area Redevelopment Plan (see <https://engage.calgary.ca/GreenLineCommunities/IR>) and with the proposed Guidebook for Great Communities (available on calgary.ca).

### Main Streets & Public Realm

Calgary's Main Streets are places where citizens come together. They are places where we want to go, we enjoy, and we coalesce as a community. The transformation of our Main Streets will occur jointly through public and private investment and will empower citizens to travel less and live more by providing the things we need right in our own communities.

In Inglewood, 9 Avenue SE is shown as a Main Street in the Municipal Development Plan. As a gateway to the community, 11/ 12 Street SE will provide a link for pedestrians, cyclists and vehicular traffic between Inglewood, the Inglewood/Ramsay Green Line Station and the 26 Avenue Green Line station. As such, Development Concepts need to consider interface between the proposed development and 12 Street SE as well as pedestrian and cyclist connections from the Property to the 9 Avenue SE Main Street. The design should adhere to policy regarding pedestrian orientation due to the close proximity of the future Green Line LRT station, Main Street and community gateway.

See Main Streets [Website](#) for more information.

### Development Considerations

- the draft Historic East Area Redevelopment Plan supports intensification of land use near transit stations and the preservation of human scale of buildings
- servicing upgrades will likely be required for water and sanitary; other upgrades to be determined by the Developer
- the Property is located within the 100-year flood inundation area - consideration will need to be given to the impact on design and costs
- proposed developments must abide by the Airport Vicinity Protection Area (AVPA) regulation, including associated building code implications
- the Sustainable Building Policy applies to all City-funded projects (see detailed discussion below on the application of the Sustainable Building Policy)

- the Access Design Standards must be applied to all new buildings designed and constructed on City-owned land (see detailed discussion below regarding the application of the Accessibility Policy)
- standard municipal levies will apply
- residential development near rail right of way may need to be taken into consideration depending on development configuration – development approvals may require noise/vibration studies at the time of development permit application
- National Building Code (Alberta Edition) requirements for post-disaster buildings will apply to the Fire Station as per NBC (AE) Table 4.1.2.1

## **Environmental & Geotechnical**

A Phase II Environmental Site Assessment and geotechnical report were conducted and produced for the Property in 2017.

## **Property Encumbrances**

As of 2020-05-01, the following encumbrances are listed on the Property:

- 771 147 064 – Zoning Regulations Subject to Calgary International Airport Zoning Regulations