



THE GRID

IN EAST INGLEWOOD

DEAR NEIGHBOUR,

You're receiving this information brochure because we'd like to provide you with information on our proposed residential development located in East Inglewood at 740 19 Street SE.

Our vision is to transform the vacant lands, formerly operated as a Husky gas station, into a vibrant residential development that will provide more opportunities to live, work and play in one of Calgary's most desirable inner-city neighbourhoods.

The Grid will encompass a condominium building on the northern portion of the site with townhouse units at the base fronting onto 7 Avenue SE and the future Bend in the Bow Park. A café and amenity space fronting onto 19 Street SE is also proposed at the ground level of the development.

NORR Architects has prepared a design that carefully considers the site's location, adjacent green space, transportation connections, and most importantly your neighbourhood by minimizing impacts on surrounding residents. Our interpretation creates a modern and elegant urban threshold from the busy road network located north and west of the site to the future Bend in the Bow Park to the east.

With careful planning and vision, The Grid can be a feature project for Inglewood and east Calgary that will stand out in the best way possible as a landmark for residents, travellers, and visitors entering central Calgary from the east.

Given the site's approximate 210 metre distance from the future Blackfoot Trail / 9 Avenue Bus Rapid Transit station, there is also a strong opportunity to support our City's Municipal Development Plan goals regarding how and where future growth should be directed. This includes efficient land use, supporting local area revitalization and locating higher residential density close to major transit systems.

As part of the City of Calgary's municipal planning process, the site requires a Land Use Redesignation, and we're currently preparing the application. Prior to submission, we'll be looking forward to hearing your ideas and receive feedback on our preliminary vision and project concept. We want to keep you engaged and informed throughout the application process including any revisions that are made to the plan and why.

As our team continues to refine our rezoning application, we invite you to get in touch with us via email or telephone so we can share additional information about our application, and answer any questions you might have. We would also be happy to meet with you in person. We value your input every step of the way, and we're excited to work with you to bring the vision for this exciting development to life.

RESPECTFULLY,
THE GRID DEVELOPMENT TEAM

PROJECT VISION

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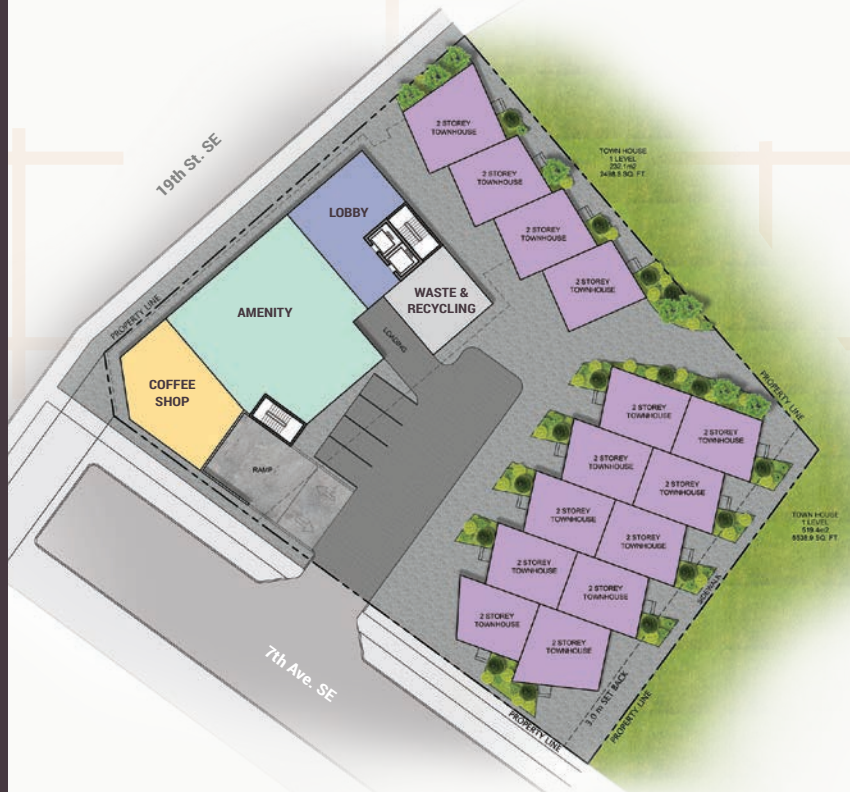
The Grid will transform a vacant gas station site into a vibrant residential development that will provide more opportunities to live, work and play in one of Calgary's most desirable inner-city neighbourhoods. The development design creates a modern and elegant urban threshold from the busy road network located north and west of the site to the future Bend in the Bow Park to the east.



Café & Amenity Frontage on 19th St. SE



Aerial Looking East



We envision this carefully designed development to include:

- 20 storey, 173 residential unit building located on north side of site
- 14 townhouse units at the base fronting onto the future Bend in the Bow Park and 7 Avenue SE
- Ground floor café and amenity space
- An underground parkade
- Several convenient access points to the building and its amenities for residents, pedestrians, motorists and visitors
- Appropriate interface and transitions with surrounding residences

PROJECT LOCATION



THOUGHTFUL ARCHITECTURE AND PLACEMENT



March 20 / September at 10am (Spring / Fall Equinox)



March 20 / September at 12pm (Spring / Fall Equinox)



March 20 / September at 2pm (Spring / Fall Equinox)



March 20 / September at 4pm (Spring / Fall Equinox)

The design and placement of the Grid's condo building and townhomes minimizes impact on neighbouring residences. The proposed design would see the condo building strategically placed on the north corner of the site closest to the 17 Avenue SE and 19 Street SE intersection with the townhomes fronting 7 Avenue SE and park space. The taller, narrower design of the building, as opposed to a shorter, wider building, minimizes the impact to residences and leaves more room for green space and circulation through the site. Shadow studies were conducted and indicate minimal impact on surrounding residences due to anticipated building and site design.

SITE ACCESS & TRANSPORTATION



The Grid concept carefully considers movement of vehicles and people to and from the site. Vehicle access for the site will be via 7 Avenue SE as the City will not allow direct access from 19 Street SE. A Transportation Impact Assessment (TIA) was completed by BUNT, an independent Transportation Engineering Consultant firm. A TIA is required to support the transportation aspects of a proposed development that has the potential of generating new transit users, pedestrians, bicycle and vehicle traffic or that could potentially change the mobility patterns in the area where it is proposed. The TIA identifies any transportation-related improvements that must be made to support the development.

The project's TIA indicates that new site traffic would have a negligible impact to traffic operations at 19 Street & 17 Avenue SE. All other intersections will continue to operate below capacity and intersection improvements are not required to accommodate the proposed development. In particular, 7 Avenue and 20 Street SE will continue to operate below capacity.

CONNECTIONS TO CITY POLICY

An important consideration of The Grid development concept is strong alignment with the City of Calgary's Municipal Development Plan which provides direction for growth in the City. The City of Calgary is investing in significant transportation infrastructure in the form of a dedicated future Bus Rapid Transit road network and Station in close proximity to our site, anticipated to be completed and operational by late 2018. In accordance with the direction of the MDP, sites within 400 metres of a transit station are targeted for increased residential and employment densities. The majority (about 58%) of existing land uses within 400 metres of this future transit station are not readily available for intensification as they are designated for low density residential uses, parks, or right of ways. This highlights the importance of making the most of lands that are available for redevelopment close to the future station.

Further, we believe our site can be an ideal location for introducing increased residential density aligning with City Policy for the following reasons:

- Located at the eastern gateway of Inglewood in which a landmark building is appropriate to mark this significant entrance;
- Adjacent to the Bend in the Bow Park which can serve as a welcome open space for higher density developments;
- North of single family homes in which additional height has minimal shadowing impact;
- Provides a more efficient use of these underutilized lands in proximity to transit;
- Increases housing options in the community; and
- Multi-residential lands to the east of our site along 7th Ave SE are now planned to be included as part of the Bend in the Bow Park decreasing the amount of new residential development planned for the area.

ESTIMATED PROJECT TIMELINE & NEXT STEPS

Spring to Fall 2017	▶ Preliminary Project Concept Design and Studies including Transportation Impact Assessment
April - November 2017	▶ Meetings with the Inglewood Community Association
December 2017 & Jan. 2018	▶ Pre-Application Community Engagement
Early 2018	▶ Land Use Re-designation (re-zoning) Application Submission
Winter & Spring 2018	▶ Application Review by City of Calgary Including External Circulation of Application
Spring 2018	▶ Further Community Engagement
Summer 2018	▶ Planning Commission Review & Council Public Hearing of Land Use Redesignation (rezoning) Application
Spring - Summer 2018	▶ Development Permit Application Process
Late 2018	▶ Construction Begins

PLEASE GET IN TOUCH WITH US

We would like to stay in touch with our neighbours and community members throughout the application process. If you have any questions, suggestions, concerns or would like to meet in person please reach out to us. We will endeavour to get back to you within one to two business days. We are available to meet with you to discuss the project in more detail.

Thank you for your time and we look forward to working together.

COMMUNITY ENGAGEMENT REPRESENTATIVE
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