

Community Association Letter



INGLEWOOD COMMUNITY ASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9
PHONE: 403-264-3835
EMAIL: info@icacalgary.com

January 15, 2020

Development Circulation Controller
Development and Building Approvals #8201
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear Breanne Harder:

Re: LOC2019-0188, 1230 – 9 Avenue SE

The Planning Committee (PC) has reviewed the land use amendment application to accommodate MU-2 with a DC at the above noted address. Based upon the PC's review of the application notice and the applicant's submission, the PC has motioned to not support the application (as presented).

The PC objects to the building's height (45m) and FAR (6.5). The impacts related to this building's height and FAR will create significant and potentially irreparable impacts on the adjacent neighbour – the Lawn Bowling Club – related to the building's shadowing. The application available for review at the time of the PC meeting did not include any information pertaining to the preservation of the historic CIBC building.

It should be noted that we are not opposed to development along this important commercial corridor – some high-density residential projects have been supported along 9th Avenue – projects that respected the maximum height of 20 metres and FAR of 3.0. As 9th Avenue is the only remaining historical commercial streets of its kind remaining in Calgary, we feel it is imperative that buildings along 9th Avenue respect these maximums to respect, preserve, and enhance 9th Avenue's unique character and vibrant pedestrian-oriented streetscape.

The PC also identified a lack of a comprehensive TOD study for the neighbourhood which is significant in that many of the relaxations being requested (height, density, etc.) may be considered given its proximity to a proposed Greenline station, which unfortunately has an indeterminate timeline.

We do not complete the Community Context Questionnaire as a matter of policy as we find it to be no substitute for our Committee assessment of any given permit. If you have any questions, please call me at 403-619-0559.

Kind regards,

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee



Erin Standen, Chair