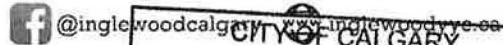
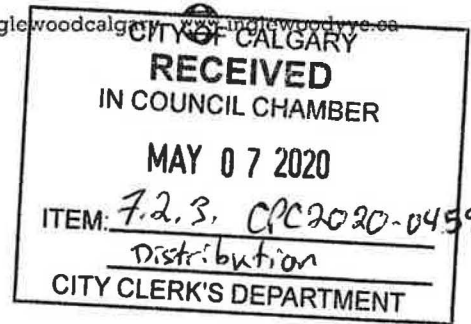




Inglewood Business Improvement Area
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Mayor Nenshi
 Office of the Mayor
 The City of Calgary
 P.O. Box 2100, Station M
 Calgary, AB, T2P 2M5

Re: Landstar development (LOC2019-0149) and RNDSQR development (LOC2019-0188, DP2020-0716, CPC2020-0459)

Dear Mayor Nenshi and City Council,

April 24th, 2020

As the oldest settled area of Calgary, Inglewood contains the greatest concentration of heritage resources in the City; with 75% of these assets on its main street, no other Calgary business area approaches 9th Avenue in the range and breadth of its heritage*. However, Inglewood is not a museum – it is a vibrant residential and commercial neighbourhood that continues to thrive in challenging economic times as an incubator of independent businesses, arts, culture, and festivals. Inglewood continuously receives local, national and international accolades which benefits the entire City. Currently, two key land use changes propose height increases that will radically alter Calgary’s oldest and most intact Heritage Main Street:

1. The RNDSQR LOC CPC on May 7, and
2. Landstar LOC public input for April 27.

The Timing:

These are unprecedented times, not just for Calgary, but for the world. While key community stakeholders are preoccupied keeping their businesses afloat, their children engaged and their families safe, these projects are forging boldly ahead. As Mayor and Council are aware, many business owners are stretched to capacity as they contend with a perfect storm: an economic recession, high tax burdens and COVID-related economic survival. These challenges, combined with the requirements of physical distancing, significantly limit opportunities for democratic engagement and meaningful interaction between developers, the City, and business owners in particular. Given these unprecedented circumstances, the BIA asks that important decisions regarding the proposed Historic East Calgary ARP and development proposals along 9th Avenue be postponed until such time that the Inglewood business community can meaningfully participate in the planning and development process.

An Opportunity for Peer Review by Urban Strategies, one of Canada’s Top Urban Planning Firms:

As our Ward Councillor and a number of City planners are aware, the Inglewood BIA has engaged Urban Strategies to examine the height and heritage characteristics of 9th Avenue (to be completed July 17, 2020). Urban Strategies will be reviewing all relevant municipal documents as part of its analysis, including the draft ARP Recommendations. In the spirit of transparency and collaboration, they will consult with City staff and present their findings to City Council. Generally, the report will focus on the following:

1. **Height:** What heights, setbacks, and other built form guidelines will respect the scale, character and pedestrian experience of 9th Avenue?
2. **Heritage:** What heritage conservation tools and strategies are appropriate to incentivize property owners and developers to protect these assets?

Our main street has seen four new mixed-use projects erected since 2015 – all less than 22.5 meters, where the existing bylaw height maximum is 20 meters. These all respect the human-scale environment that has

allowed Inglewood to remain a vibrant commercial corridor. We want to ensure that any projects straying from this human-scale context do not jeopardize what makes Inglewood uniquely attractive to Calgarians.

Given the radical heights that the aforementioned projects propose – 45-metres and 56-metres, respectively – and the precedents they would set, these proposals merit thoughtful analysis before they are approved. While the Urban Strategies' report may ultimately support the proposed height increases, we submit that they ought to be subject to additional analysis of their potential impacts, documented in a report whose conclusions offer both transparency and explicit justification of those conclusions. None of the previous public engagements leading to the ARP Recommendations have provided us a justification as to why specific parcels are recommended to be twice the height of the existing land use bylaw maximum.

The BIA sees this as an ideal opportunity to deliver free supplementary advice to City staff and Council to inform their decisions on these complex land use issues. Furthermore, Councillor Carra has articulated his support of the Urban Strategies peer review.

The BIA requests that any related hearings **be postponed until the peer review is completed in July.**

Respectfully,



Dan Allard
Owner, Cold Garden
Chair, BOD, Inglewood BIA



Rebecca O'Brien
Executive Director
Inglewood BIA

*Calgary's Heritage Planner report to City Council (1991, January 16; C91-09)

CC: Breanna Harder, Planner, City of Calgary; Stewart Dalglish, General Manager, Planning and Development, City of Calgary; Carlie Ferguson, Coordinator, City Wide Policy, City of Calgary; David Down, Chief Urban Designer, City of Calgary; ICA Redevelopment Committee; all Inglewood BIA members.