



April 24, 2020

Mayor Nenshi and Members of Calgary City Council
The City of Calgary
P.O. Box 2100, Station M
Calgary, AB
T2P 2M5

VIA EMAIL

**Re: Historic East Calgary Area Redevelopment Plan Recommendations Report
Peer Review**

Dear Mayor Nenshi and Members of Council,

Urban Strategies has been retained by the Inglewood Business Improvement Area ("Inglewood BIA") to undertake a peer review of the Historic East Calgary Area Redevelopment Plan Recommendations Report ("ARP Report"), dated November 27, 2019, as it applies to the 9th Avenue SE corridor.

Inglewood is a thriving, complex neighbourhood with a rich history. It is also experiencing significant change, with the Ramsay/Inglewood Green Line station coming and former industrial lands transitioning to new uses. An updated ARP is needed to guide further intensification, ensuring it respects the neighbourhood's unique and valued character, especially the historic character of 9th Avenue. We appreciate the significant work to date that has gone into creating the recommended policy framework for Inglewood. The intent of our peer review is to assess the recommendations for 9th Avenue so that City staff and Council are fully aware of potential impacts before moving forward with adoption of the new ARP.

Our review will be informed by recent and active development applications in the area, other background information and the work to date on the updated ARP; therefore, we will be consulting with the City's project team. Our team includes heritage consultant Marilyn Williams, who will be assessing heritage assets and advising on conservation strategies. A focus of our review will be on analyzing the potential impacts of buildings taller than six storeys by modeling a range of built form scenarios for the 9th Avenue corridor. This will allow for visualizations of massing impacts on the character of the street and the pedestrian experience.

Based on our review and analysis, we will provide an opinion on the appropriateness of the recommended built form policies and may include recommended alternative policies. We intend to complete our work and prepare a report by July 17, 2020. We would be pleased to discuss our findings with the City's project team before finalizing our report.

We hope you agree that the Historic East Calgary ARP will benefit from a peer review of the recommended policies prior to Council making a decision on the ARP or any decisions on active development applications in the 9th Avenue corridor. If you have any questions about the peer review, please don't hesitate to contact either one of us.

We look forward to collaborating.

Yours very truly,

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