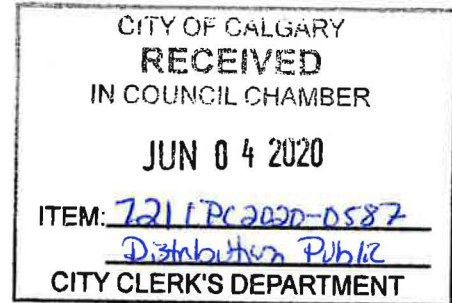


From: Rebecca O'Brien <info@calgary-inglewood.com>
Sent: Wednesday, June 3, 2020 1:52 PM
To: Tita, Matthias
Subject: [EXT] June 4th CPC agenda item 7.2.1 RNDSQ application

Follow Up Flag: Follow up
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Dear Mr Tita,

Thank you so much for your work with CPC, as Chair you do an impressive job steering the committee through complex issues (especially under these conditions of remote meetings!) The Inglewood BIA recognises that you have a heavy load with your work on the CPC and appreciates your contribution to the future of Calgary's growth.

The BIA received an email (sent Friday late afternoon, opened this Monday morning) advising that the RNDSQ agenda item from May 7th. 2020 has been moved forward from July 2nd to June 4th (agenda item 7.2.1). The application was originally sent back to Administration to get more detail from the developer on the "privately-owned publicly-accessible" plaza and the integrated transit shelter

The date change came as a complete surprise to the BIA (our understanding is that CPC would have heavy agendas for the next few months and were not expecting this item to be advanced as a priority)! The Urban Development Committee (UDC) of the BIA is made up of business owners, landlords and architects; the plan was to have an opportunity in the next few weeks to reach out to each CPC member to let you know **where the business community stands on the land use changes that relate directly to the "golden nugget" of heritage and human scale on Calgary's oldest main street.**

Unfortunately, two days (between now and Thursday) allows little time for these conversations (this is likely the same issue for you as CPC members!) As an example, the chair of the BIA, Dan Allard, is also the owner of the successful brewery, Cold Garden. He has pulled off two "all-nighters" in the past 48 hours because of the necessity to re-do the entire flooring of Cold Garden as his business moves towards 50% capacity. As you are aware, many business owners are incredibly stretched as they move towards opening, or are tentatively opening. To have Dan and other volunteer business people on the UDC to now put multiple daytime volunteer business hours that they do not have into connecting with individual CPC members before Wednesday afternoon is a tough ask.

As we most likely will not have a chance to connect by phone before Thursday, in a nutshell, these are some of the key issues articulated by the business community about the land use changes impacting the main street:

1. As mentioned, businesses are dealing with the impact of COVID, thus demanding their attention suddenly pivot to huge but longer term impacts such as radical land use changes is asking a lot. When Administration bumps a a RNDSQ item up on the agenda by a month this makes it even more challenging for businesses to express their concerns to CPC about the process and outcomes and begs the question about **how CPC members can be exposed to the important business perspective on these issue.**
2. Businesses in the BIA are fully supportive of increased density but not confident with the ARP recommendations by Brown and Associates for increased height at the two key locations on 9th Avenue as the potential to alter the character of 9th Ave could negatively impact their business. **The BIA and Inglewood businesses are looking to the Urban Strategies (USI) peer review (completion date is mid-July) to assist with understanding the economic impact of the land use changes.**
3. The BIA questions the arbitrary designation of 12 Street and 9th Avenue as a "gateway" (which in planning language implies that this is an ideal location for more height). With almost 2 years of closure of 12 Street due to the Zoo Bridge replacement, a BIA survey indicated that it was actually better for business to have the bridge closed. While 12 Street may currently provide the only remaining connectivity to Ramsay, **the BIA sees the intersection of 9th Avenue and 12 Street as the heart and centre point of Inglewood.** This came up frequently in engagement sessions for the Streetscape Plan, where the intersection was identified as most in need of improvement due to the gathering of pedestrians at this location and the absence of adequate pedestrian infrastructure. As the Zoo Bridge re-opened with a

much wider vehicle space and faster speeds,, it quickly became apparent that 12 Street is more a South/North thoroughfare than a gateway.

4. There is no existing City policy on heritage bonusing, so why is a heritage bonusing formula (the CIBC heritage building as the exchange for height) seemingly pulled out of a hat? According to the BIAs calculations of FAR in relation to the Beltline, RNDSQ would need to contribute up to \$10,000,000 to the community for the increase in FAR from 2 to 6.5. **Much more needs to be done to address heritage bonusing through policy.**

If you would like to connect directly with a business owner (who is also the BIA Chair) who can speak directly from a business perspective on this issue, please contact **Dan Allard directly at 403 305 6288.**

Best Regards,

Rebecca O'Brien (on behalf of the Inglewood Urban Development Committee)
Executive Director
Inglewood BIA

***Please note the BIA has moved.
Our new address is #210, 1419 9th Avenue SE, Calgary, Ab. T2G 0T4**